

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: OTH/2026/0254

Applicant ANDREW & HAYLEY BARBER Lockhouse Canal Street Littleborough Rochdale OL15 0HJ	Agent MARTIN ASHWORTH CAMPBELL HOUSE 173 ROCHDALE RD, FIRGROVE, MILNROW Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: Submission of details to comply with condition 3 (construction method statement) on planning permission 25/00718/HOUS
Location: LOCKHOUSE, CANAL STREET, LITTLEBOROUGH, OL15 0HA
Valid On: 17 March 2026

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

Condition(s) (1)

- 3 Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the extension would not result in adverse loading onto the canal embankment. Details shall include:
- Cross sections illustrating the location of the proposed piles from both the lock wall and rear embankment retaining wall with marked distances. The cross sections should show if the walls are of a continuous width or wider at the base, and include details of how any piles will be designed to not strike the walls should they be wider at the base.
 - A land stability report by a qualified professional providing details of the stability of embankment retaining wall to demonstrate that the piling design will not adversely affect the stability of this structure. This should also detail any risks of vibration from piling works onto the retaining wall.
 - A method statement and risk assessment for the construction of the wall, including the siting of the piling rig, details of vibration

monitoring and details of any necessary towpath & navigation closure required for the works.

The works shall be constructed in accordance with the approved details thereafter.

Reason: To ensure that the extension does not increase the risk of land instability, in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the extension may impact on the structural stability of the canal embankment, it is necessary to understand the foundation details of the proposed works

Decision: The submitted information comprising the following plans and documents are accepted:

- **Construction Method Statement ref.23.3141 and dated March 2026**
- **Proposed Floor Plans and Section ref. 23.3141.22 and dated March 2026**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

A copy of the consultation response provided from the Canal and Rivers Trust will be provided with this decision.

Date of Decision: 01/05/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.